

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

July 17, 2014



RP14-16: proposed Replat of common area in Block 9 of Shirewood Addition

SIZE AND LOCATION: 0.87 acres of land adjoining the north side of Bishop's Gate Circle, 178 feet northwest of the intersection of Shirewood Drive and Bishop's Gate Circle

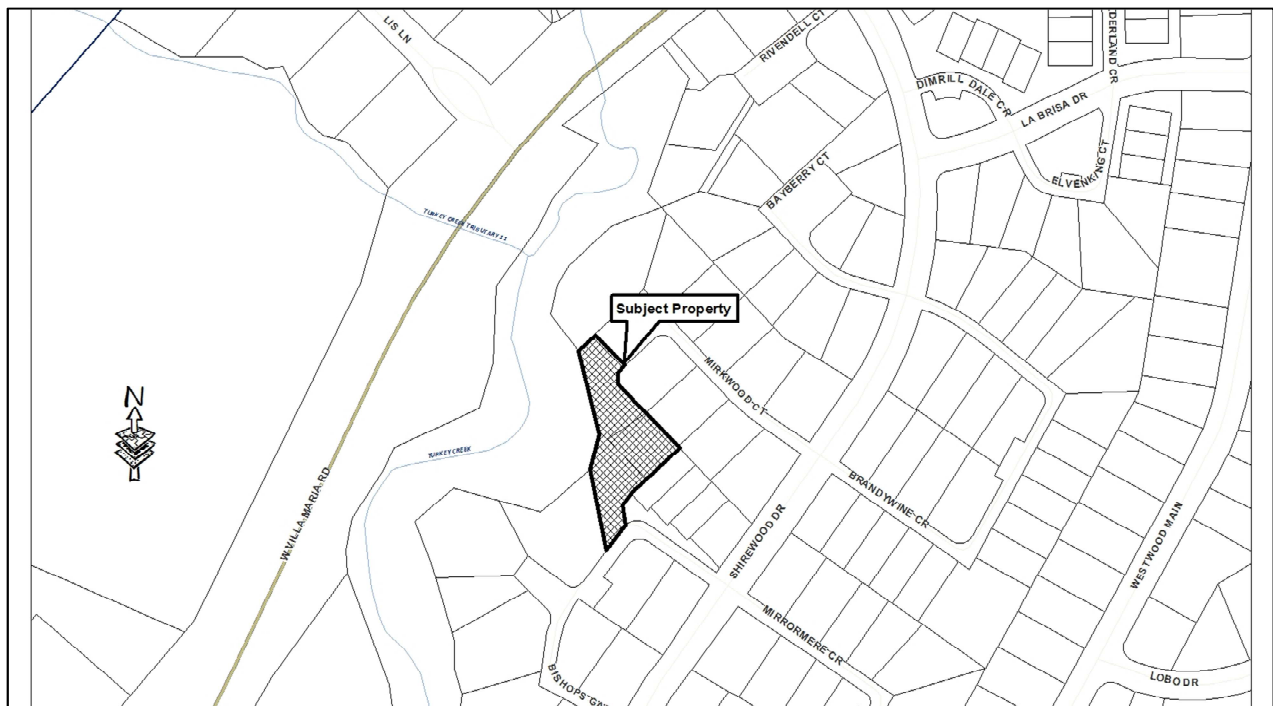
EXISTING LAND USE: vacant land

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Daniel Park

AGENT: Kerr Surveying, L.L.C.

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND AND RECOMMENDATION:

The applicant has acquired 0.87 acres of common area from the Shirewood Homeowner's Association and wishes to plat the property into two residential lots, proposed Lot 20R (0.257 ac.) and Lot 21R (0.447 ac.) in Block 9 of Shirewood Addition. The subject property is currently zoned Residential District – 5000 (RD-5). Parkland dedication and development fees are required for both new lots, and no new public infrastructure is necessary to be installed in conjunction with this replat.

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.